



---

**PAGE COUNTY BOARD OF SUPERVISORS**

**REGULAR MEETING**

**JUNE 12, 2001**

**BOARD OF SUPERVISORS MEETING ROOM**

**2:30 P.M.**

*Minutes marked as "Not Adopted" are posted prior to being adopted by the Board of Supervisors. Some corrections may be made at the next regular meeting of the Board. Please call the County Administrator's Office at (540) 743-4142 if you have a question about a specific item.*

**MEMBERS PRESENT:** Allen Cubbage, Chairman, District 3

Nora Belle Comer, Vice Chairman, District 1

Elaine Mayberry, Supervisor, District 2

Gerald Cubbage, Supervisor, District 4

Robert Good, Supervisor, District 5

**ALSO PRESENT:** William Aleshire, Acting County Administrator

Rodger Smith, County Attorney

Geraldine Cubbage, Accountant

C.R. Suddith Jr., Treasurer

Chief Campbell, Town of Luray

Chief Petefish, Town of Stanley

Terry Petit, Town of Stanley

Dr. Chappell, School Superintendent

Butch Johnstone, Department of Criminal Justice

Tim Loveday, Olver Inc.

20 plus citizens

**CALL TO ORDER:** After finding the General District Courtroom was available, allowing for less crowded accommodations, the meeting was moved to the courtroom. The Chairman called the meeting to order at 2:40 p.m. The invocation was delivered by Supervisor Comer, followed by Supervisor Good reciting the Pledge of Allegiance.

**Adoption of Agenda:**

Chairman Cubbage noted that due to the number of public hearings that needed addressed at the evening session, he had asked prior to the meeting that certain items be placed on the afternoon session rather than the evening session.

Supervisor Comer noted that the Lord Fairfax Planning District name change, and river use committee appointees needed to be added to the consent agenda.

**MOTION:**

Supervisor Good moved to adopt the agenda of June 12, 2001 as amended.

Supervisor Comer seconded. The motion was carried by a vote of 5-0.

AYES: Elaine Mayberry, Robert Good, Allen Cubbage,

Nora Belle Comer, and Gerald Cubbage.

NAYS: None

## **Citizens Comments:**

Mr. Edward Kieloch-

Mr. Kieloch noted that in the last meeting his comments directed towards Mr. BeLer may have been unjust. Mr. Kieloch gave a brief statement noting that maybe Mr. BeLer is a victim of a Board that is creating one problem after another.

Mr. Kieloch was allotted additional time in which he noted that the former Treasurer may have invested monies illegally in the amount of 1.2 million. The three people that brought this information to Mr. Kieloch, later approached the Board at a meeting, only to be greeted roughly by certain members of the Board. Mr. Kieloch concluded in saying that there is nothing wrong with a citizen questioning possible corruption, and that for the future he hoped the Grand Jury would decide any corruption within the County.

Mrs. Mary Whitehead-

Mrs. Whitehead addressed the Board, stating that once again she did not know why the Board did not insist on making sure that all employees involved in the landfill were properly trained for emergency situations.

Mr. John Rodgerson-

Mr. Rodgerson commented on the poor unsafe conditions that the Board of Supervisors is allowing the County employees to work in.

Mr. James Moomaw-

Mr. Moomaw noted that he was a life time resident of Page County. Mr. Moomaw said that he has always been proud to live in this county and proud of the Supervisors until now. He noted that he has lost all pride in this county due to the trouble with the methane gas problem. Mr. Moomaw went on to explain that he lived up close to the landfill and never was contacted about the methane gas. The only reason he knew about it, was hearing the alarm, and smelling the gas. Mr. Moomaw concluded in saying that if the Board could not lead and get this issue resolved, then they need to step down as a Board.

Mrs. Moomaw-Mrs. Moomaw noted that she wanted to give her speaking time to her husband.

Ms. JoAnn Smeltzer-Ms. Smeltzer asked the Board what the update concerning cell number six was, and what the financial assurance will be costing the County.

Ms. Doris Lansberry-Ms. Lansberry addressed the Board stating that she was upset when she had heard that Chairman Allen Cabbage had made the comment that her and Mr. Rodgerson had cost the

County 1.2 million dollars. Ms. Lansberry noted that this comment needed to be cleared up, since neither one had cost Page County anything.

Chairman Cubbage closed the citizen comment period with a brief statement, telling the citizens that sometimes the Board's hands are tied, as they must comply with the DEQ regulations.

Supervisor Comer announced that she would speak on behalf of Mr. West Porter, who claimed that he was not a public speaker. Supervisor Comer noted that there was a lot of concern in regards to the soil used to cap the cell at the landfill. Mr. Porter has had the soil tested at a lab and has the documentation of the results. The results show that the soil is not top soil to allow grass to grow, but rather is sub soil. Studies should be introduced to find out what needs to be done to the soil to grow fertile grass.

**Lord Fairfax EMS Council:**

Mr. Leon Rickard presented a plaque to the Board of Supervisors upon reading the inscription to express Lord Fairfax Council's appreciation for the support that the board has shown them.

**E911 consolidation:**

The Chiefs of Police from the town of Stanley, and Luray both addressed the Board with brief statements concerning the consolidation. Chief Petefish informed the Board that he had heard earlier in the day that another dispatcher put in notice of employment termination. Consolidation would allow for extra funding through the state, which may help to bring salaries up to better levels for dispatchers. Both chiefs agreed that all reports that had been requested were in and the consolidation should not delay any longer. Organizational chart and guidelines- [\(attachment #1\)](#)

**MOTION:**

Supervisor Gerald Cubbage moved to approve the consolidation of E911

with the Sheriff office, with the organizational chart and guidelines

submitted. Effective date being June 25, 2001.

Supervisor Comer seconded. The motion was carried by a vote of

5-0.

AYES: Elaine Mayberry, Robert Good, Gerald Cubbage,

Nora Belle Comer, and Allen Cubbage.

NAYS: None

Supervisor Good requested that it be noted, that he still had questions pertaining to the organizational chart.

**Redistricting:**

Chairman Allen Cubbage noted that the next agenda item should be Redistricting, however the Chairman explained that this item was one of the items previously mentioned being moved to the afternoon session. Charles Campbell had submitted a letter earlier mentioning that due to the change in time, the committee would not be available.

**Lanfill update:**

Chairman Allen Cubbage asked that Mr. Loveday address the Board to give a brief question and answer session for the Board, and any concerned citizens.

Mr. Loveday addressed the approved alarms that were installed in homes in the surrounding landfill area. These alarms were approved by DEQ and where used to detect levels of methane gas. Mr. Loveday noted in his report that even with caps and vents properly installed and in working order, methane gas still can escape through a lateral migration. Prior to this time, monitor probes had been installed at the Stanley landfill. Double the amount of probes were installed 250 feet apart. Due to the levels of existing gas, these probes had been installed approximately one year earlier then scheduled.

Mr. Loveday answered questions that were address to him regarding the landfill, and concluded in expressing that Mr. Pettit did exactly what was required in a haz-mat situation. Mr. Loveday also noted that he was sorry that people were alarmed, but informed the Board that the system preformed in the proper manner that was required.

Supervisor Mayberry asked that Mr. Loveday take additional time to meet with Mr. Moomaw, should he have any further questions concerning the methane gas.

Supervisor Gerald Cubbage noted that he had been informed by Mr. BeLer that there would be a meeting that day and would be by to pick Supervisor Cubbage up. Supervisor Cubbage noted that he heard nothing else that day regarding the meeting, therefore missing the meeting. Supervisor Cubbage noted that he would appreciate being contacted promptly, should the occasion arise again.

**Additional school budget funding resolution:** [\(attachment #2\)](#)

Dr. Chappell addressed the Board presenting a resolution that was signed during the Page County School Board meeting on June 11, 2001. It was stated that the additional funds noted, would exceed the amounts originally estimated in the current 2000-2001 budget. These funds will be received from federal sources, and channeled through the Virginia Department of Education on a reimbursement basis for approved expenditures.

MOTION:

Supervisor Comer moved to approve the resolution submitted by Dr.

Chappell, with the noted additional federal funds.

Supervisor Good seconded. The motion was carried by a vote of 5-0.

AYES: Elaine Mayberry, Nora Belle Comer, Allen Cubbage,

Gerald Cubbage, and Robert Good.

NAYS: None

Roger Smith requested that the Board enter into closed session.

**Closed Session:** 3:55 p.m.

MOTION:

Supervisor Good moved the Page County Board of Supervisors enter

into a closed meeting pursuant to the provisions of Section 2.1-344.1 of

the Code of Virginia, 1950, as amended, for the purpose of discussing

legal, and contractual negotiations.

Supervisor Mayberry seconded. The motion was carried by a vote of 5-0.

AYES: Nora Belle Comer, Elaine Mayberry, Robert Good,

Gerald Cubbage, and Allen Cubbage.

NAYS: None

**Exit closed session:** 4:25 p.m.

MOTION:

Supervisor Comer moved the closed meeting be adjourned and the Page County Board of Supervisors reconvene again in open session.

Supervisor Good seconded. The motion was carried by a vote of 5-0.

AYES: Elaine Mayberry, Nora Belle Comer, Allen Cubbage,  
Robert Good, and Gerald Cubbage.

NAYS: None

**Certification of closed session:**

"To the best of my knowledge (i) only public business matters lawfully exempted from open meeting requirements under Section 2.1-344 of the Code of Virginia, 1950, as amended, and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting of June 12, 2001."

MOTION: Comer SECOND: GOOD

AYE NAY ABSTAIN ABSENT

Nora Belle Comer X

Elaine Mayberry X

Gerald Cubbage X

Robert Good X

Allen Cubbage X

**Firework display:**

Chairman Cubbage read a letter from Mr. Douglas Purdham representing the Page County Relay for Life. The letter was to request a permit for fireworks to be displayed at the Relay for Life event scheduled June 16, 2001. The fireworks would be located on the Page County High School's baseball

field, with the permit being issued to Mr. Johnny Woodward, Chairman for the relay. The permit would be issued upon the condition that appropriate liability insurance is secured, and the County would not be held liable.

MOTION:

Supervisor Good moved to approve the issue of permit for fireworks, to be performed June 16, 2001 at Page County High School, provided that the County of Page was not held liable.

Supervisor Gerald Cubbage seconded. The motion was carried by a vote of 5-0.

AYES: Elaine Mayberry, Nora Belle Comer, Robert Good, Gerald Cubbage, and Allen Cubbage.

NAYS: None

**Corrections to Reed & Reed Land Books:**

After a brief summary of the corrections needed, the Board moved to approve the corrections to the Land Books.

MOTION:

Supervisor Comer moved to approve the corrections to Page County Land Books, submitted from Reed & Reed P.C. dated May 22, 2001.

Supervisor Mayberry seconded. The motion was carried by a vote of 5-0.

AYES: Elaine Mayberry, Allen Cubbage, Gerald Cubbage, Robert Good, and Nora Belle Comer.

NAYS: None

**Review of Warrant List:**

Upon review of the warrant list, Supervisor Mayberry noted that there was a check numbered 131929 that would be issued to Dr. Mayberry, therefore it would need to be added to the consent agenda.



Supervisor Good questioned check number 131796 to cellular.

**Approval of minutes:**

Supervisors reviewed the minutes, and noted all changes to be amended.

**MOTION:**

Supervisors Mayberry moved to approve the minutes from the

Board of Supervisors meetings held May 8, 2001, and May 15, 2001,

as mended.

Supervisor Comer seconded. The motion was carried by a vote of 5-0.

AYES: Elaine Mayberry, Nora Belle Comer, Allen Cubbage,

Gerald Cubbage, and Robert Good.

NAYA: None

**Budget Transfers:** ([attachment # 3](#))

**MOTION:**

Supervisor Good moved to approve the interdepartmental budget

transfers totaling \$111,332.00, incorporating and attaching hereto

the detailed request.

Supervisor Mayberry seconded. The motion was carried by a vote of 5-0.

AYES: Elaine Mayberry, Nora Belle Comer, Allen Cubbage,

Gerald Cubbage, and Robert Good.

NAYS: None

### **Appropriations for FY 2002:**

After discussion concerning the appropriations, it was decided that there still was some questions that needed to be answered. It was the Boards decision to defer until June 13, 2001.

### **Resolution of Department Heads: ([attachment #4](#))**

Mr. Tony Weakley presented the Board with a resolution from the departments heads. The resolution stated the department heads agreed upon the goals from the Board of Supervisors' strategic planning retreat.

### **CSA Coordinator Position:**

Mr. Tom Peachy addressed the Board with additional information for recommendation to designate Page County as fiscal agent for the Page County CPMT and to have this position become full time. The Page County School Division has served as the fiscal agent for CSA in the past. They neither currently receive nor received in the past any special funding for the three or four hours per week average that this service requires. Dr. Chappell has indicated that the school system is unable to continue providing this service. Mr. Peachy noted the responsibility for the funding of these service ultimately resides with Page County as underscored by the requirements that a member of the County Board of Supervisors or designee serve as a member to the CPMT.

**Recess:** 5:05 p.m.

**Reconvene:** 6:31 p.m.-Page County High School

The Chairman reconvened the Board of Supervisors meeting at 6:31 p.m. noting that the joint Public Hearings would start at 7:15 p.m., but that most of the Planning Commissioners were not expected to arrive until 7:00 p.m. Chairman Cubbage also stated that the Board had unfinished business from the afternoon session to complete before continuing on with the evening session.

### **Supplemental Appropriations:**

Mrs. Geraldine Cubbage was asked to review the departments and amounts needed to be appropriated.

**MOTION:** ([attachment # 5](#))

Supervisor Good moved to budget and appropriate \$11,302.00 to Page

County Social Services Fund; \$21,885.00 to Escrow Account/Landfill

Fund; and \$13,825.00 to Page County Clerk's Office/State Library Grant

Fund; incorporating and attaching hereto the detailed requests and

Services of funds.

Supervisor Comer seconded. The motion was carried by a vote of 5-0.

AYES: Elaine Mayberry, Robert Good, Allen Cubbage,

Gerald Cubbage, and Nora Belle Comer.

NAYS: None

**Public Comments:**

*John Rodgerson-*

Mr. Rodgerson addressed the Board, stating that Mr. Loveday had talked to the Board in the earlier session, noting that he had not given the Board the whole story on the landfill issues. Mr. Rodgerson continued to tell the Board of a walk through he had with Mr. Loveday in Late August 2000. Mr. Rodgerson commented that when a Supervisor asked Mr. Loveday's opinion on issues that had been addressed by the former engineer, Mr. McNair, Mr. Loveday told the Supervisor that Mr. McNair's recommendations were expensive and not the best. Before concluding, Mr. Rodgerson told the Board what qualifications and experience that Mr. McNair held, and closed with saying that Page County would have been better off staying with Mr. McNairs' recommendations.

*Ms. Doris Lansberry-*

Ms. Lansberry talked about landfill issues, stating that the Board needs to listen to recommendations better and stop trying to blame DEQ or anyone else for mistakes they have made themselves. She concluded in saying that she feels that Governor will be very interested to hear the Board is blaming a state agency.

*Mr. John Whiteside-*

Mr. Whiteside addressed the Board, stating that he was having trouble with the gypsy moths and wanted to know if anything had been done to hire a representative to deal with the problem. Upon receiving the information that Mr. Whittle could possibly help, Mr. Whiteside asked that the Board consider hiring personnel to attend to this potential problem of gypsy moths.

*Mrs. Mary whitehead-*

Mrs. Whitehead addressed the Board stating that she did not know why the county has hired a County Attorney that will only sign contracts to form. Mrs. Whitehead concluded her statement with addressing

the issues of FOIA's.

*Mrs. Wanda Good-*

Mrs. Good addressed the Board concerning the landfill and the burning that they have been doing. Mrs. Good noted that she has, along with 5 other families broken out with a dermatitis which comes from the air. Mrs. Good said that the families living in the surrounding area of the landfill can not stay outside their homes without smelling burning trash, or raw sewage.

*Mr. Ted Kelly-*

Mr. Kelly presented himself to the Board commenting on issues concerning the Comprehensive Plan, and the proposed racetrack. Mr. Kelly questioned if anyone knew or had done a study on the infrastructure cost concerning the proposed race track.

*Mrs. Barbara Coulter-*

Mrs. Coulter addressed the Board, stating her concerns regarding the proposed race track. A handout was offered to the Supervisors to address questions on how the racetrack would fit into the Comprehensive Plan.

*Mr. Lee McWhorter-*

Mr. McWhorter addressed the Board stating he was a concerned citizen from district three. Mr. McWhorter voiced his concern over the rumors that Mr. James Hilliard was the employee at the landfill that was apparently having some of the landfill issues blamed on him. Mr. McWhorter wanted the Supervisors to know that they needed to except some of the responsibilities for the landfill and that Mr. Hilliard was and always has been an excellent employee. Mr. McWhorter closed in saying that it was a shame Mr. BeLer was traveling at county cost to Ohio to get financial assurance.

*Mr. Jeff Vaughn-*

Mr. Vaughn addressed the Board and noted that he would always be available to answer any questions that the citizens may have. Mr. Vaughn noted that he is a businessman and anyone can look at his past records. Mr. Vaughn concluded in saying that he had been working on this proposed racetrack for six months, and hoped that it would not be dragged on by the possibility of hiring a Certified Planner.

*Mr. Charles Ballard-*

Mr. Ballard addressed the Board stating that Tellurium did not have a permit to burn, and that the Board may want to have this issue checked out. Mr. Ballard continued to address issues concerning the landfill that he had warned that Supervisors about during his employment as County Administrator. Mr. Ballard stated that these people are being harmed and that they need to receive compensation. Mr. Ballard

continued to give his opinion of the unbalanced budget. Upon speaking further then his allotted time, Mr. Ballard was removed from the meeting.

*Mrs. Jacelyn Carl-*

Mrs. Carl spoke before the Board voicing her opinion on what she felt would only do harm to Page County if the proposed racetrack would be allowed to come into the County.

At completion of the citizen comment period, Chairman Cubbage stated that he appreciated everyone who came before the Board and voiced their opinions, but that he wanted it noted for the record once again, that the Board had to comply with DEQ regulations.

**Consent agenda:**

Approval of Financial Reports

Approval of Warrant List

Warrant List:

**MOTION:**

Supervisor Mayberry moved to approve accounts payable checks ranging

in numbers for 131813 through 132034 accept for check #131929, payroll

checks ranging in numbers from 205103 through 205251, electronic

transfer for FICA and Federal Withholding in the amount of \$71,169.04

and electronic transfer to SunTrust Bank for the payment of the

Revenue Anticipation Note in the amount of \$22,083.33. Total amount of

checks is \$950,605.19.

Supervisor Good seconded. The motion was carried by a vote of 5-0.

AYES: Elaine Mayberry, Robert Good, Allen Cubbage,

Gerald Cubbage, and Nora Belle Comer.

NAYS: None

MOTION:

Supervisor Comer moved the approve accounts payable check #131929, payable to Dr. William Mayberry, in the amount of \$240.00.

Supervisor Gerald Cubbage seconded. The motion was carried by a vote of 4-1.

AYES: Nora Belle Comer, Robert Good, Gerald Cubbage, and Allen Cubbage.

NAYS: None

ABSTAIN: Elaine Mayberry.

Financial Reports:

MOTION:

Supervisor Mayberry moved to approve the financial report from the period May 1, 2001 through May 31, 2001.

Supervisor Gerald Cubbage seconded. The motion was carried by a vote of 5-0.

AYES: Elaine Mayberry, Gerald Cubbage, Nora Belle Comer, Robert Good, and Allen Cubbage.

NAYS: None

**Change in Commission name LFPDC:**

Supervisor Comer announced that a letter had been received and added to the agenda packet. The letter recommended for two reasons that the Lord Fairfax Planning District Commission change their name to the Northern Shenandoah Valley Regional Commission. The reasons were a more modern

designation, and replacing Lord Fairfax with Shenandoah Valley gave a more geographically identifiable description of the region contained in the Commission.

**MOTION:**

Supervisor Comer moved to approve the resolution to adopt the new name of The Northern Shenandoah Valley Regional Commission.

Supervisor Mayberry seconded. The motion was carried by a vote of 4-1.

AYES: Elaine Mayberry, Allen Cubbage, Nora Belle Comer, and Gerald Cubbage.

NAYS: Robert Good.

**River Use Committee:**

Supervisor Comer noted that at the last meeting, two persons were appointed for this committee, and at this time she would like to appoint Christian Gobell, and Supervisor Mayberry would like to appoint John Rust to the River Use Committee.

**GIS System:**

Supervisor Mayberry requested that the staff bring back to the Board a report on the GIS system.

**Public Hearing:** Rezoning- *Russell Jenkins*

Chairman Allen Cubbage opened the public hearing at 7:15 p.m. The Chairman asked that Mr. Aleshire, as Zoning Administrator, read the rezoning request.

Mr. Aleshire proceeded to read the request as follows:

Russell A. Jenkins, who owns parcels of property located near the intersection of routes 654 and 660 in Luray, Virginia, and are further identified by tax map number 23-(A)-42C, 23-(A)-50 and 23-(A)-51. The applicant is requesting that the parcels listed above be rezoned from agriculture to residential. The density range in this area is medium. If approved, this rezoning would allow for any items listed as a matter-of-right and in compliance with §125-11. Residential R of the Page County Zoning Ordinance.

Chairman Cubbage asked if anyone would like to speak in favor or opposition to the rezoning.

Mr. Lee McWhorter addressed the Board stating he was a concerned citizen from District 3. Mr.

McWhorter spoke in favor of approving the rezoning simply for the fact that a person should be able to do what he wants with his property, and concluded that rezoning to residential will draw in more tax dollars.

With no other person requesting to speak, the Chairman closed the public hearing at 7:20 p.m.

Supervisor Gerald Cabbage noted that the Planning Commission approved the rezoning of the Jenkins property from agricultural to residential.

**MOTION:**

Supervisor Gerald Cabbage moved to approve Russell A. Jenkins'

application for rezoning from agriculture to residential because nearly

one-half of his property is already zoned residential; and this property

joins Hope Mill Acres Subdivision, which is zoned residential. Also,

the Planning Commission recommended approval by vote of 9-1.

Supervisor Comer seconded. The motion was carried by a vote of 5-0.

AYES: Elaine Mayberry, Allen Cabbage, Gerald Cabbage,

Robert Good, and Nora Belle Comer.

NAYS: None

**Public Hearing:** Rezoning – *Raymond A. Lucas, Jr.*

Chairman Allen Cabbage opened the public hearing at 7:20, asking the Zoning Administrator to read the request.

Mr. Aleshire proceeded to read the request as follows:

Request from Raymond a. Lucas, Jr., tax map number 43-(A)-111, rezone property from Residential to Commercial.

Chairman Cabbage asked if anyone wished to speak in favor or opposition to the rezoning request.

Mr. Lee McWhorter concerned citizen from District 3 spoke in favor to approve the rezoning request. Mr. McWhorter said that property owners should be able to do what they want with their property.

Chairman Allen Cabbage noted that with nobody requesting to speak in favor or opposition the public hearing would come to a close at 7:25 p.m.



**MOTION:**

Supervisor Gerald Cabbage moved to approve Raymond A. Lucas, Jr's

application for rezoning from residential to commercial based on the

fact that it joins tax map #43-(A)-77A, which is already zoned

commercial; and it will create another business for Page County.

Also, the Planning Commission recommended approval unanimously.

Supervisor Mayberry seconded. The motion was carried by a vote of 5-0.

AYES: Elaine Mayberry, Robert Good, Allen Cabbage,

Gerald Cabbage, and Nora Belle Comer.

NAYS: None

**Public Hearing:** Special Use Permit- *Terry R. Cabbage*

Chairman Allen Cabbage opened the public hearing at 7:25 p.m. and asked Zoning Administrator, William Aleshire to read the special use permit request.

Mr. Aleshire read the request as follows:

Terry R. Cabbage, who owns a parcel of property located on Eureka Drive in Mine Mountain Subdivision (formerly known as Round Head Mountain Subdivision), in Stanley, Va. and is further identified by tax map number 80A-(1)-F6. The applicant is requesting that a special use permit be granted to allow for a single-wide manufactured home, 70' x 14', as provided in Section 125-29 of the Page County Zoning Ordinance, on the above-referenced property. The density range in this area is medium.

The Chairman asked if anyone wished to speak in favor or opposition to the special use permit.

*Mr. Lee McWhorter-*

Mr. Lee McWhorter addressed the Board stating that he was in favor of approving the special use

permit. Mr. McWhorter noted that putting a home on this land would improve the value of the property and give this man a place to live.

*Ms. Cheryl Turner-*

Ms. Turner addressed the Board stating that they had a gas problem up in that area, and did not feel that exposing another person to the gas problem would be in the County's favor.

With no person wishing to speak, Chairman Cabbage closed the public hearing at 7:30 p.m.

Chairman Cabbage noted that Supervisor Gerald Cabbage had expressed concern over the gas problem at the Stanley Landfill. It was reported that the Health Department and the Zoning Department had approved the application. The Planning Commission recommended approval because there are other manufactured homes in this subdivision.

Supervisor Good addressed the issue, stating that it may be wise to table this issue until the methane gas problem can be evaluated.

Upon seeking the County Attorney's advice, the Board asked Mr. Terry Cabbage if he was aware of the potential danger associated with the methane gas region. Mr. Terry Cabbage addressed the Board, informing them that he was fully aware of the methane gas issue but would still seek to have a home built or manufactured for the available lot. When asked, Mr. Cabbage stated that there was a possibility that the home would be used for rental property.

#### MOTION:

Supervisor Good moved to delay the decision on the special use permit

for applicant Terry Cabbage, until the July Board meeting.

Supervisor Comer seconded. The motion was carried by a vote of 5-0.

AYES: Elaine Mayberry, Robert Good, Allen Cabbage,

Gerald Cabbage, and Nora Belle Comer.

NAYS: None

#### MOTION:

Supervisor Mayberry moved to have the Planning Commission do a study

on zoning at both landfills, and report back to the Board.

Supervisor Comer seconded. The motion was carried by a vote of 5-0.

AYES: Elaine Mayberry, Robert Good, Allen Cubbage,  
Gerald Cubbage, and Nora Belle Comer.

NAYS: None.

**Public Hearing:** *Comprehensive Plan*

Chairman Allen Cubbage announced the joint public hearing with the Board of Supervisors and Planning Commission. The Chairman especially wanted to thank everyone who worked to complete the Comprehensive Plan.

MEMBERS PRESENT: Chairman, Willard Painter

Commissioners

Mark Bauserman

Louis Bosley

Dick Futch

John Grove

James Hansbrough

Jim Watkins

Johnny Woodward

Ex-Officio member

William Aleshire, Zoning Administrator

Recording Secretary

Thelma Israel

Chairman Allen Cabbage asked that Mr. Aleshire read the notice of public hearing and opened the public hearing at 7:31 p.m.

Chairman Painter opened the public hearing on the Planning Commission at 7:32 p.m.

Citizens were asked to come forth if they wished to speak in favor or opposition to the Comprehensive Plan.

Most citizens agreed that a lot of work had been done to bring the Comprehensive Plan to closure. The subcommittee established for the Comprehensive Plan had given the citizens an opportunity to submit information that could be complied and used in the plan. The final plan is a document that sets forth a vision for the County to promote an environment that is conducive to maintaining the rural quality of life in which tourism, and agriculture is enhanced, while all along encouraging business growth for Page County.

One citizen commented that he had found some mistakes in the comprehensive Plan that would need to be corrected before final printing. It was noted that on page 14, paragraph 6 should be deleted and the non-buildable map on page 70 was also inaccurate and should be deleted.

One of the ten citizens asked to speak, commented that the motorsports park was not addresses in the Comprehensive Plan draft, noting that it would need to be addressed at a later date. In conclusion, it was established that the Comprehensive Plan is just that, a plan, it is not law, and can be changed at any time, should the future warrant it.

The Public Hearing was closed at 8:10 p.m. by the Board of Supervisors chairman and the Planning Commission chairman. Both Chairman opened the floor for discussion.

Mr. Watkins, Chairman for the subcommittee of the Comprehensive Plan, addressed the Supervisors and Commissioners to help clear up any issues that were commented on from the citizens.

#### MOTION:

Commissioner Bosley moved to approve recommendation of the Page

County Comprehensive Plan based on review by the Comprehensive

Plan Subcommittee, staff and expert review by Mr. Michael Chandler of

VPI. The following revisions are recommended: eliminate on page 14,

Paragraph 6 and a,b,c,d, and e, and the Page County Non-Buildable

Map on page 70.

Commissioner Bauserman seconded. The motion was carried by a vote

of 8-0.

AYES: Hansbrough, Bauserman, Painter, Grove,

Watkins, Futch, Bosley, and Woodward.

NAYS: None

After receiving a written recommendation from the Planning Commission to recommend approval of the Comprehensive Plan, the Supervisors proceeded with a brief discussion pertaining to the Plan. After addressing the 4-laning of route 340 issue, Supervisor Good noted that he felt that mention of 3 lanes should be stricken from the plan, since the Board supports 4 lanes of route 340.

Chairman Allen Cubbage asked to make one final comment before a motion went to the floor. Chairman Cubbage said that a lot of the language in the plan is very debatable. The plan will be evaluated and looked at thoroughly, with changes made if necessary at the appropriate time.

MOTION:

Supervisor Good moved to approve the Comprehensive Plan as

recommended by the Planning Commission with the changes

on page 14, delete # 6, Page 70, remove map, and on Page 7

eliminate the 3 lane phrase.

Supervisor Comer seconded. The motion was carried by a vote of 5-0.

Roll call vote:

AYE NAY ABSTAIN ABSENT

Nora Belle Comer X

Elaine Mayberry X

Gerald Cubbage X

Allen Cubbage X

Robert Good X

**Planning Commission adjournment:** 8:39 p.m.

**MOTION:**

Commissioner Bauserman moved to adjourn the Special Planning  
Commission meeting.

Commissioner Watkins seconded. The motion was carried by a vote of  
8-0.

AYES: Bauserman, Grove, Futch, Bosley, Watkins, Woodward,  
Hansbrough, and Painter.

NAYS: None

**New Business:**

Health Insurance-

Mrs. Geraldine Cabbage addressed the Board explaining that at present, the County is covering early retirees the same as regular employees. She has been notified by Trigon Blue Cross/Local Choice that the County must have a separate category for early retirees. Secondly, she noted that there has been increases in rates for health insurance which becomes effective June 30, 2001 payroll. Mrs. Cabbage informed the Board that she had included several documents to review and a survey listing of what surrounding counties and localities are paying towards their employee's health insurance.

MOTION:

Supervisor Comer moved to increase the monthly coverage for employee

Health insurance to twenty (\$20.00) per employee.

Supervisor Good seconded. The motion was carried by a vote of 4-0.

AYES: Elaine Mayberry, Gerald Cabbage, Robert Good,

Nora Belle Comer.

NAYS: Allen Cabbage

Chairman Cabbage noted that he voted nay on the grounds of not having enough time or information, if more information was available there maybe a possibility to offer more funding.

MOTION:

Supervisor Mayberry moved that health insurance benefits are provided to

our employees and their dependents by the Local Choice Health Benefits

Programs, be it hereby resolved, that this day the Page County

Government does approve that coverage be added for Retirees not

eligible for Medicare and Retiree's Dependents not eligible for Medicare

to be effective on July 1, 2001 and continuing in conjunction with our  
health insurance benefits for active employees and Retirees  
eligible for Medicare.

Supervisor Comer seconded. The motion was carried by a vote of 5-0.

AYES: Elaine Mayberry, Robert Good, Allen Cubbage,  
Nora Belle Comer, and Gerald Cubbage.

NAYS: None

**Recess:** 9:00 p.m.

The Board of Supervisors meeting will recess to 1:00 June 13, 2001, in the Board of Supervisors meeting room.

---

--	--	--	--	--

---